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DRAFT
HOUSING ELEMENT
TO THE
GENERAL PLAN

CITY OF
DEL REY OAKS
CALIFORNIA

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OCT 9 1986

UNIVERSITY OF CALIFORNIA

DECEMBER, 1985



RESOLUTION NO. 86- 1

A RESOLUTION OF THE DEL REY OAKS CITY COUNCIL APPROVING
AND CERTIFYING THE REVISED HOUSING ELEMENT TO THE
GENERAL PLAN

-oOo-

WHEREAS, pursuant to Government Code §6500 et seq., each city in California must have a housing element in its General Plan, which elements must be periodically revised; and

8 WHEREAS, the City, with the very capable assistance of the
9 Association of Monterey Bay Area Governments, has now prepared a
10 revised housing element, and same has been reviewed and considered
11 by this Council;

12 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City
13 of Del Rey Oaks that the revised Housing Element to the Del Rey
14 Oaks General Plan, dated December 1985, is hereby approved and cer-
15 tified.

PASSED AND ADOPTED by the City Council of the City of Del Rey Oaks at an adjourned regular meeting duly held on January 28, 1986, by the following votes:

19 AYES: COUNCIL MEMBERS: Chobany, Russell, Ventimiglia,
Wishard, Mayor Franco

NOES: COUNCIL MEMBERS: None

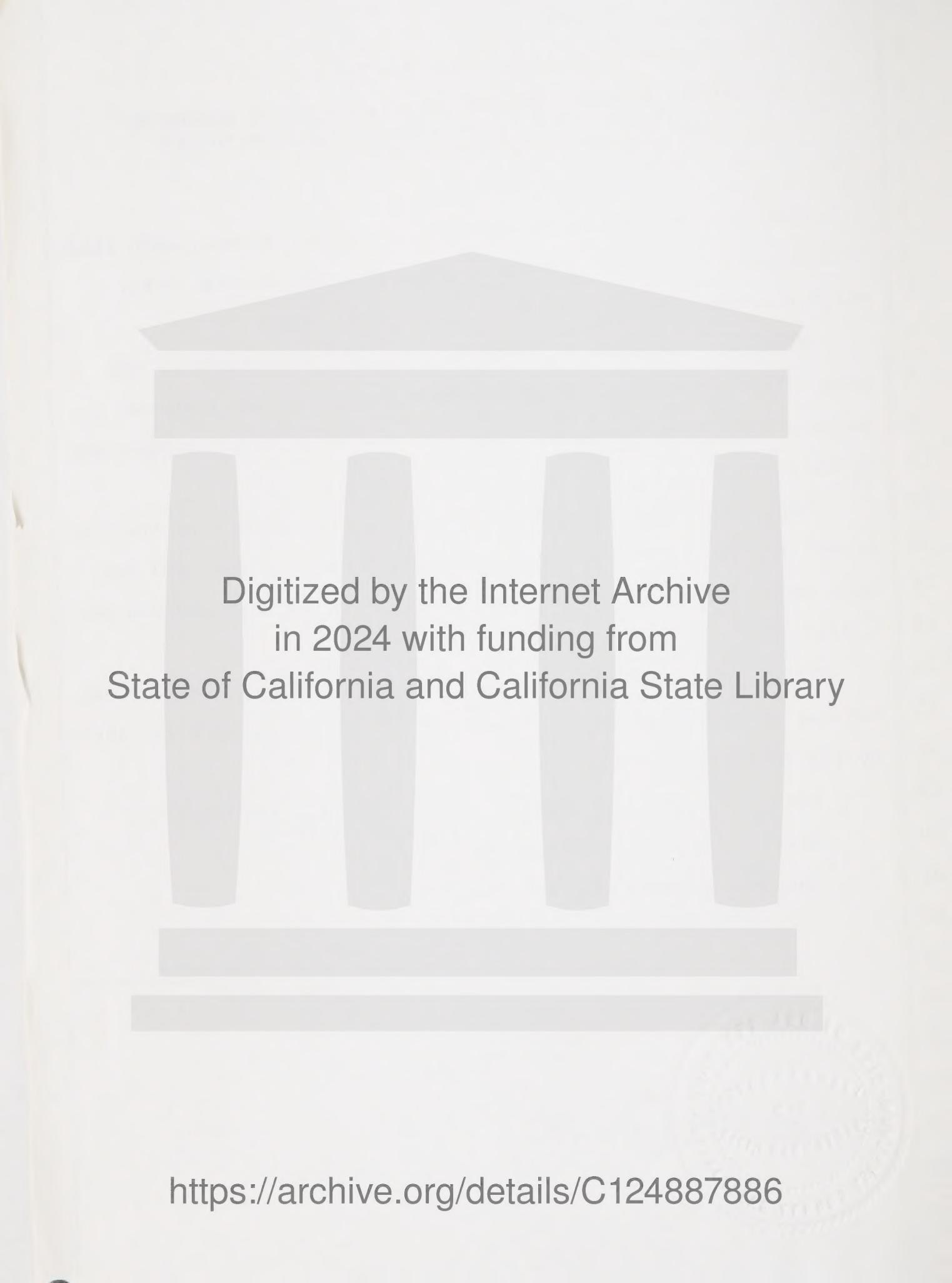
21 ABSENT: COUNCIL MEMBERS: None

Robert B. Franco
Robert B. Franco, Mayor

ATTEST:

Norma Jean Games
Norma Jean Games, City Clerk

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1 I hereby certify that the foregoing resolution was duly and
2 regularly passed by the City Council of the City of Del Rey Oaks
3 at an adjourned regular meeting held on January 28, 1986.

4
5 *Norma Jean Games*
6 Norma Jean Games, City Clerk
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RESOLUTION OF ADOPTION

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CITY COUNCIL

ROBERT FRANCO, MAYOR

JOSEPH P. RUSSELL, VICE MAYOR

MIKE VENTIMIGLIA

GEORGE C. CHOBANY

HAROLD R. WISHARD

PLANNING COMMISSION

WILLIAM BENSON, CHAIRMAN

JANE ALTAVILLA

NORMA MANGAN

ROSS SEELY

GERALD GRAEBE

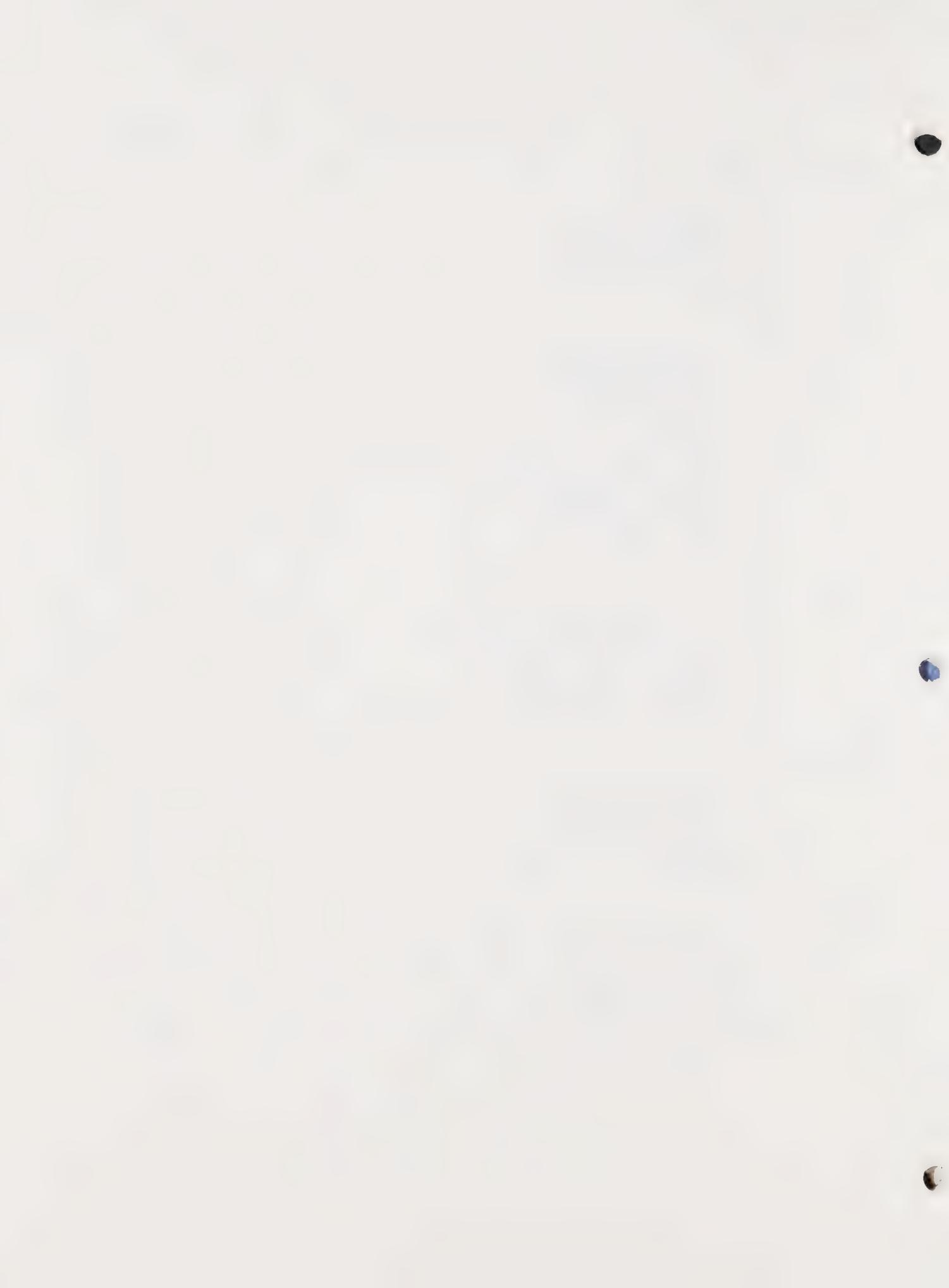
WILLIAM METCALF

ROBERT WALCH



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PART I: OVERVIEW

- A. INTRODUCTION
- B. PURPOSE & INTENT
- C. PUBLIC PARTICIPATION
- D. GOALS FOR HOUSING



PART I. OVERVIEW

A. INTRODUCTION

1. Each city and county in California must have a housing element in its general plan, according to State law (Government Code, Section 65000 et seq).

This mandated element is to consist of:

- a. An assessment of housing needs and an inventory of resources and constraints to meet these needs;
- b. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement and development of housing; and
- c. A program which sets forth a schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.

2. The State law also requires that housing elements be prepared for five-year time periods, and be revised every five years. In addition, housing element revisions must be reviewed by the California Housing and Community Development Department (HCD). In accordance with the law, areas of concern which must be evaluated to the extent that they exist in the locality include:

- a. Analysis of population and employment trends and projections of existing and projected housing needs for all income levels, including the locality's share of the regional housing need.
- b. Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics including overcrowding and housing condition.

- c. An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.
 - d. Analysis of actual and potential governmental constraints upon the maintenance, improvement or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local permit processing.
 - e. Analysis of actual and potential non-governmental constraints, including the availability of financing, the price of land, and the cost of construction.
 - f. Analysis of any special housing needs, such as those of the handicapped, elderly, large families and female head of households.
 - g. Analysis of energy conservation opportunities with respect to residential development.
3. Based on this analysis, the housing element must present goals, policies, quantified objectives and scheduled programs that establish the maximum number of housing units that can be constructed, rehabilitated and conserved over the time frame of the element. The housing program also must:
- a. Identify adequate sites for housing development to facilitate and encourage development of housing for all income levels;
 - b. Assist in the development of adequate housing to meet the needs of low- and moderate-income households;
 - c. Address and, where appropriate and legally possible, remove

- governmental constraints to the maintenance, improvement and development of housing;
- d. Conserve and improve the condition of existing affordable housing; and
- e. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, national origin or color.

B. PURPOSE & INTENT

The preparation, adoption and implementation of this element to the General Plan for the City of Del Rey Oaks is undertaken in full recognition of California policy for the provision of adequate housing.

This element updates and amends the existing housing element adopted by the City Council on December 21, 1982. As required, this element contains local goals and objectives along with regional estimates of housing needs prepared by the Association of Monterey Bay Area Governments (AMBAG), Regional Housing Needs Report, March 1984. Upon adoption this revised housing element will become a blueprint for action from the present to April 1, 1990. As the programs are carried out the policies and quantified objectives will be reviewed and evaluated during the annual general plan review process.

It is the intent of this housing element to establish a realistic housing program that will:

1. Serve as the implementing document and local legislative acceptance of the responsibility to achieve state housing policy;
2. Serve to implement the basic state housing goal by establishing a quantified listing of actions and objectives to help move toward decent housing and a suitable environment for all residents of Del Rey Oaks;

3. Serve to recognize the responsibility to work in cooperation with other units of government and the private sector to achieve adequate housing for persons at all economic levels.

C. PUBLIC PARTICIPATION

Effective planning cannot proceed without the full participation of the residents that will be affected by the results of plan implementation. In recognition of the need for active citizen input to the shaping City housing policy, Del Rey Oaks has commissioned a Citizens Advisory Committee to assist in the drafting of this element. Additional citizen input has also been solicited at public hearings before the Planning Commission and City Council. The following residents of Del Rey Oaks have volunteered to serve as the Citizens Advisory Committee:

Jane Altavilla

William Benson

Robert Franco

Harold Hutchins

Tim Madden

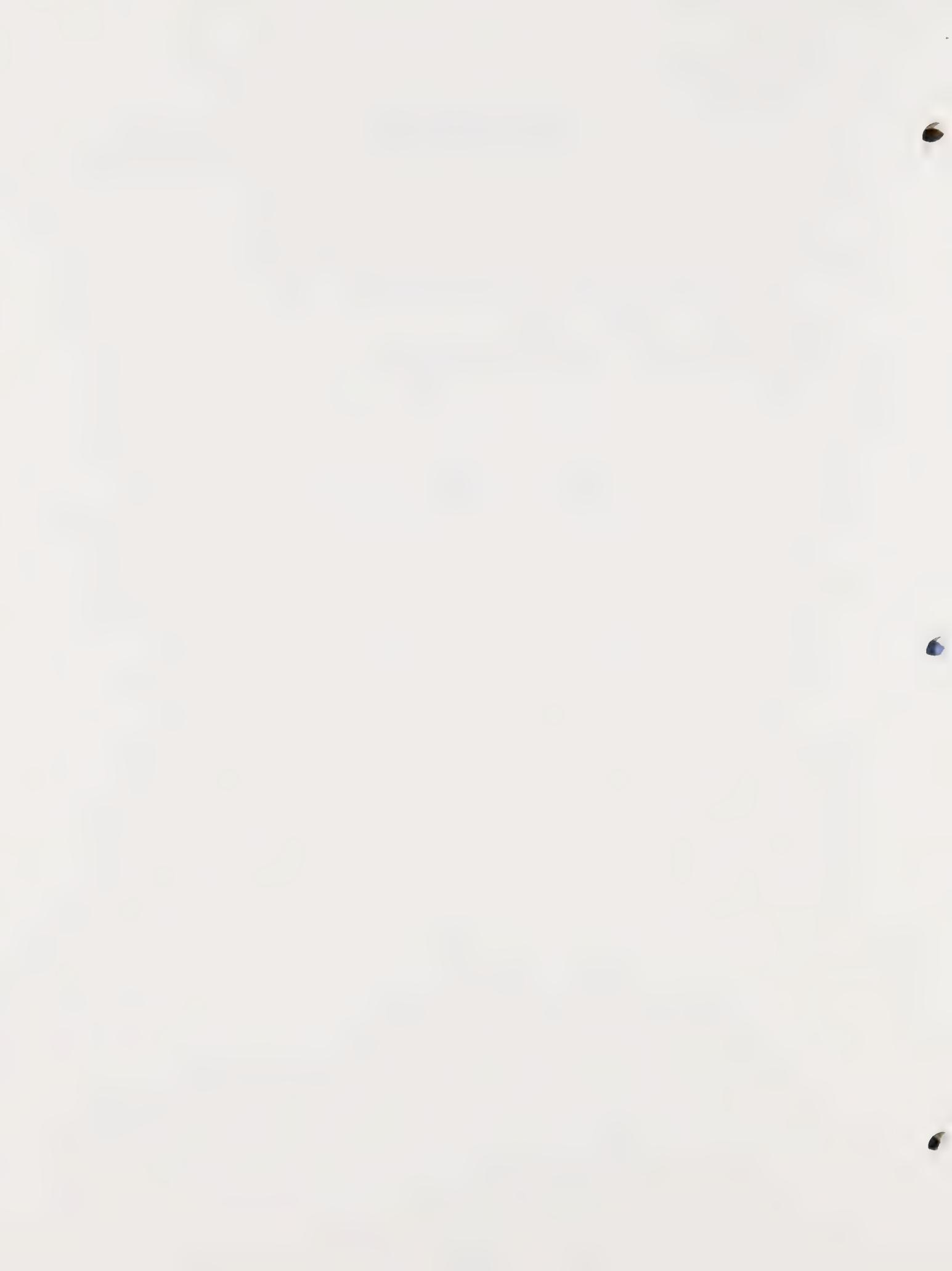
Ross Seely

Harold Wishard

GOALS AND OBJECTIVES

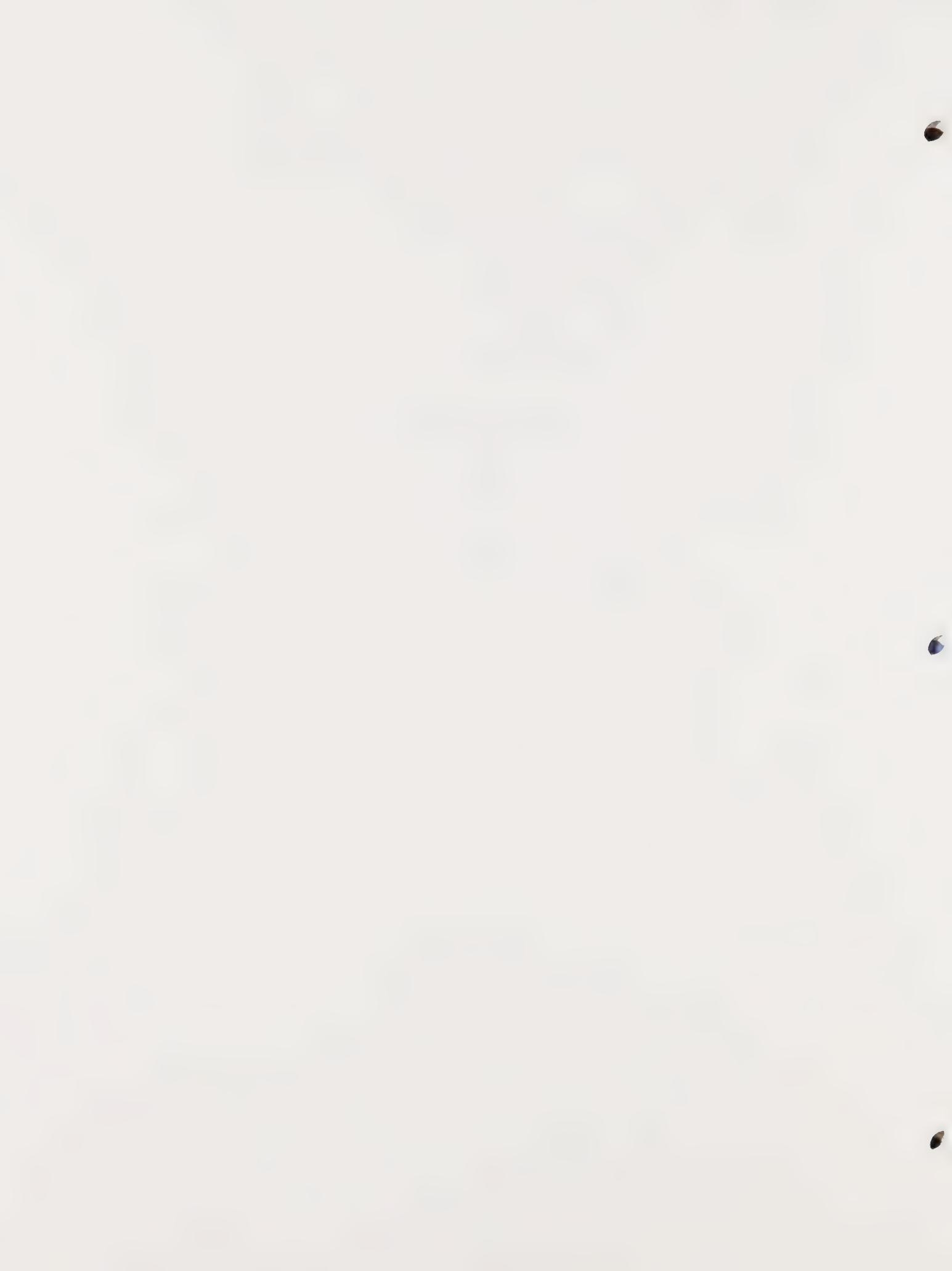
The purpose of this housing element for the City of Del Rey Oaks is to provide decent and safe housing and a suitable living environment for the entire community. The housing goals for the City of Del Rey Oaks are:

1. To promote the development of housing to meet the needs of all segments of the population of Del Rey Oaks.
2. To increase the availability of affordable housing units.
3. To encourage the rehabilitation or redevelopment of aging sections of the community's housing stock.
4. To encourage the use of energy conserving measures in new housing.
5. To discourage discrimination in all segments of the community housing market.
6. To promote cooperation between the city, public and private organizations concerned with housing cost, availability and quality.



PART 2: HOUSING NEEDS ANALYSIS: POPULATION

- A. THE HOUSING MARKET AREA
- B. POPULATION TRENDS
- C. RACE & ETHNICITY
- D. HANDICAPPED PERSONS
- E. MOBILITY
- F. GROWTH FORECAST ALTERNATIVES
- G. INCOME & EMPLOYMENT
- H. HOUSEHOLD CHARACTERISTICS
- I. HOUSING AFFORDABILITY
- J. SPECIAL NEEDS



PART 2: HOUSING NEEDS ANALYSIS: POPULATION

A. THE HOUSING MARKET AREA

Del Rey Oaks represents a very small segment of the Monterey County housing market area. The following table shows the community in relation to the County as of April 1, 1980:

SUBJECT	DEL REY OAKS	MONTEREY COUNTY	DEL REY OAKS AS PERCENT OF COUNTY
Population	1,557	290,444	0.536 %
Housing Units	577	103,236	0.559 %
Renters	91	44,940	0.202 %
Owners	476	50,794	0.937 %
Vacant/For Sale	6	1,091	0.550 %
Vacant/For Rent	2	2,359	0.085 %
Overcrowded Units	14	9,720	0.144 %
Lower Income			
Households	135	37,442	0.361 %

Upon incorporation in 1953 the City of Del Rey Oaks contained a population of 1,509. Some 27 years later the population was enumerated at 1,557. From 1970 to 1980 the population has decreased by 266 while the number of housing units has grown by 28. Statistically the City is counted as census tract 134 with an area of 263 acres and population density of 5.92 persons per acre.

Within the existing city limits there is very little land suitable for future housing development and almost no opportunity for future annexations. During the program period of this housing element, 1985-1990, it is highly unlikely that any public services and facilities will be extended beyond the existing corporate boundaries to serve new residential development.

The City of Del Rey Oaks is predominantly a "bedroom community" with very few commercial land uses. The City is almost completely built out, and the few remaining developable parcels are scheduled for development in the near future. The new development will contain some commercial uses, but will not change the community's basic character. This predominance of residential uses has led to severe financial problems in the City which the remaining development potential will be unable to redress.

B. POPULATION TRENDS

Del Rey Oaks has not been growing in the last ten years and has limited potential to reverse this trend in the next five years. The primary reason for this trend is that the children of Del Rey Oaks have grown up during the sixties and seventies, moved away and have not been replaced by families with young children. In 1970 there were 502 families with 666 children. Today there are only 451 families with 344 children. The number of children per family has decreased from 1.33 in 1970 to only 0.76 in 1980. As one might expect, the population of persons 55 or older has increased substantially as a share of total population, going from 12.1% in 1970 to 23.6% today. This type of population profile tells us that the demand for housing in Del Rey Oaks is not being internally generated.

Department of Finance, show no change in the total population (1,557), no change in group quarters population (5), no change in housing units (577) and an increase of two households. During this same period the regional housing needs report has allocated a population increase of 63 persons as the regional fair share of growth.

While total population has not changed during the last five years there has been a significant change in the age groupings of the population from 1970 to 1980.

AGE GROUPS	1970	1980	CHANGE
0-4	128	105	- 23 (18%)
5-9	249	102	-147 (59%)
10-14	183	106	- 77 (42%)
15-19	182	116	- 66 (36%)
20-24	81	77	- 4 (5%)
25-34	241	293	+ 52 (22%)
35-44	267	193	- 74 (28%)
45-54	271	198	- 73 (27%)
55-64	140	211	+ 71 (51%)
65+	81	156	+ 75 (93%)
TOTAL	1,823	1,557	-266 (15%)
POPULATION	1970	1980	
0-24	823 (45)	506 (32)	
25-54	779 (43%)	684 (44%)	
55+	221 (12%)	367 (24%)	

C. RACE & ETHNICITY

The primary racial ethnicity of the residents of Del Rey Oaks has been and continues to be white. In 1970, 1,754 persons (96.2%) classified themselves as white and in 1980, 1,323 persons (85.0%). Because there are so few minority householders in the locality it is not possible to obtain information about them. Three persons have identified themselves as either American Indian, Eskimo or Aleut, 101 as Asian or Pacific Islanders and 36 as other. At 7.3% of total population, Asian and Pacific Islanders stand out as the largest minority group. In addition to race some 87 persons have also classified themselves as Spanish ethnicity.

POPULATION DISTRIBUTION BY RACE/ETHNICITY: 1980

	DEL REY OAKS	MONTEREY COUNTY
White	85.0%	59.7%
Black	0.8%	6.3%
Asian & Indian	7.3%	7.0%
Spanish*	5.6%	25.9%
Other	1.3%	1.1%

*persons of Spanish origin can be of any race category

Evidence of discrimination in housing based on race has not been documented in Del Rey Oaks.

D. HANDICAPPED PERSONS

Information on persons with long-term physical and mental disabilities is very limited for Del Rey Oaks. 41 adults reported to have a disability that prevents them from working and 20 senior citizens reported not being able to use public transportation (MST bus service) due to their disability. While this is a small percent of the total population the questions of housing accessibility and movement around the community are of policy concern to the City Council. The City will cooperate with residents that need to have special adaptations to their homes such as ramps and wide doorways for wheelchair access.

E: MOBILITY

While there has been very little construction in the last ten years and no population growth, there has been a constant turnover of population moving in and out. Mobility is necessary in a healthy economy but as sellers attempt to maximize their investment new owners and renters are forced to pay substantially higher prices. 56 percent of the population reported that they had been living in the same house for the last five years (since 1975). Only 116 out of 476 owners reported to have lived in Del Rey Oaks since 1959 or earlier. 44 out of 91 renters reported to have lived in their house for one year or less. 120 householders reported that they had moved into Del Rey Oaks during the last five years from some other location in Monterey County. Part of the mobility picture is explained by the presence of military family renters. The exact number of rental units occupied by families of persons on active duty is not known. It has been estimated to be between ten and

fourteen. Military families appear to occupy between 11 and 16 percent of all available rental units.

F. GROWTH FORECAST

The following is a growth forecast for the City of Del Rey Oaks from 1980 to 1990. It has been made based upon an allocation of the 1984 Regional Housing Needs Report (AMBAG).

Allocation of Growth from the Regional Housing Needs Report

Assumption

- A. Between April 1, 1980 and April 1, 1990 the County of Monterey has been projected to grow by 50,056 persons. 0.7% (343 persons) of this growth has been alloated to Del Rey Oaks.

YEAR	1980	81	82	83	84	85	86	87	88	89	1990
POPULATION	1,557	1,570	1,590	1,600	1,620	1,650	1,700	1,750	1,800	1,850	1,900

- B. Persons living in group quarters will remain the same,(5), therefore household population will also grow by 343, an average of 34 persons per year.

YEAR	1980	81	82	83	84	85	86	87	88	89	1990
POPULATION	1,552	1,565	1,585	1,595	1,615	1,645	1,695	1,745	1,795	1,845	1,895

- C. Average household size will continue to decrease but not as fast as it did from 1970 to 1980 when it declined from 3.36 persons per unit to 2.74 persons per unit, an 18.5% decrease. Assumption C represents a 3.3% decrease over 10 years.

C.

YEAR	1980	81	82	83	84	85	86	87	88	89	1990
AVERAGE											
HOUSEHOLD	2.74	2.73	2.72	2.71	2.70	2.69	2.68	2.67	2.66	2.65	2.65
SIZE											

When the average number of persons per occupied unit (households) is divided into the projected household population (total population less group quarters) the projected number of households is determined.

YEAR	1980	81	82	83	84	85	86	87	88	89	1990
HOUSEHOLDS	567	573	583	589	598	612	632	654	675	696	715

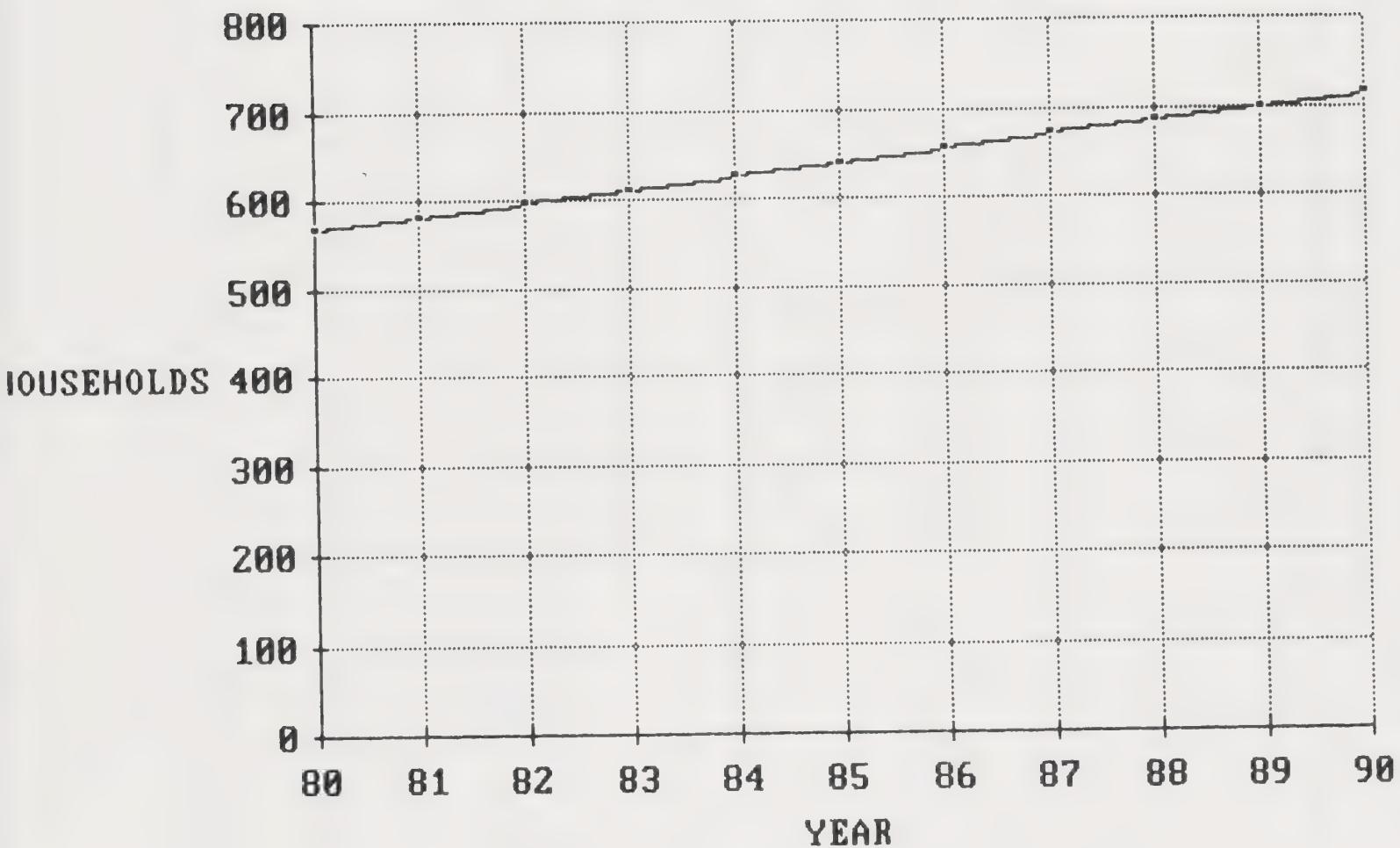
D. The 1980 Census reported 10 vacant units in Del Rey Oaks which amounted to 1.39 percent of the total housing stock. It is anticipated that this vacancy level will remain constant through 1990.

YEAR	1980	81	82	83	84	85	86	87	88	89	1990
VACANT											
UNITS	10	10	10	10	11	11	11	11	12	12	12

E. In the past replacement units have been built at a rate of one every 3 years. It is anticipated that this trend will continue.

YEAR	1980	81	82	83	84	85	86	87	88	89	1990
REPLACE-											
UNITS	0	0	0	1	0	0	1	0	0	1	0

DEL REY OAKS Housing Needs Projection



F. Total Housing units required will be:

YEAR	1980	81	82	83	84	85	86	87	88	89	1990
TOTAL											
UNITS	577	583	593	600	609	623	644	665	687	709	727

Under the regional growth allocation the net change from 1985 to 1990 would form the five-year housing program objectives as follows:

	1985	1990	5-Year	
	Estimate	Estimate	Change	
Population Total	1,650	1,900	250	15.2%
Household Population	1,645	1,895	250	15.2%
Group Quarters Population	5	5	0	0
Housing Units - Total	622	727	105	16.8%
Occupied Units	614	715	101	16.4%
Vacant Units	8	10	0	0

G. INCOME & EMPLOYMENT

There are 1,227 persons 16 or older residing in Del Rey Oaks. This is the universe for data on incomes and employment. Of this total universe, 806, (65.7%) reported to be in the labor force as of the last week in March of 1980. 14 persons were employed by the military, 773 held civilian jobs and 19 civilians were unemployed but looking for work. The remaining 421 persons were not participating in the labor force. Female labor force participation was 43% (2 in armed forces, 339 employed civilians and 7 unemployed). Working mothers accounted for 38% of all females in the labor force. Child care facilities are most often required by working mothers with children

under six. In Del Rey Oaks 48 women were in this category.

Participation in the labor force between 1970 and 1980 has demonstrated significant growth even while the universe has remained almost constant.

UNIVERSE	1970	1980	CHANGE
Persons 16+	1,192	1,227	+35 (2.9%)
Employed Civilians	679	773	+94 (13.8%)
Percent of the Universe	57%	63%	

While there are fewer families in Del Rey Oaks today than in 1970, their average family income has increased by more than 100% over ten years.

AVERAGE FAMILY INCOME CHANGE

1969	1979	CHANGE
\$11,940	\$26,630	+\$14,690 (123%)

Similar data on average family income will not be available until 1990 but if this past trend continues we can expect to see average family income of more than \$40,000 by 1989.

Not all householders in Del Rey Oaks are as fortunate as those listed above. Some 135 households reported 1979 incomes below 80% of county median and are therefore recognized as lower-income. Within this universe of lower-income householders 21 reported cash incomes below the U.S.D.A. poverty level. Income levels differ by the characteristics of the household but overall the median household income for 1979 of \$22,897 was 30% higher than the overall

county household median of \$17,658.

The following household income ranges were reported for 1979.

ANNUAL INCOME	# OF HOUSEHOLDS	PERCENT
\$ 0 TO \$ 9,999	64	11.3%
\$10,000 TO \$19,999	167	29.5%
\$20,000 TO \$29,999	180	31.7%
\$30,000 TO \$39,999	103	18.2%
\$40,000 TO \$49,999	32	5.6%
\$50,000 +	21	3.7%
MEDIAN	\$22,897	
MEAN	\$24,846	

Income levels for owners are 14 percent higher than for renters.

OWNERS (476)	RENTERS (91)
MEDIAN \$23,704	MEDIAN \$20,395

Per capita income at \$9,022 is higher than the county per capita level of \$7,495. The lowest household average income of \$13,483 was reported by female-headed families with children under 18.

H. HOUSEHOLD CHARACTERISTICS

As defined by the census a household is one or more persons living in a year-round housing unit as a usual place of residence. Thus it is possible and probably does occur in Del Rey Oaks that some occupied housing units may have actually been counted as vacant because the occupant reported that they

were living on a temporary basis and that their usual place of residence was elsewhere.

On census day, 1980, 567 of the 577 housing units were occupied by one or more persons with the average being 2.74 persons per unit. The average family household contained 3.02 persons per unit and 87 persons reported to be living alone (one-person households). Both the average household size and the average family size are smaller in Del Rey Oaks than they are for the county. 26 of the 87 one-person households are persons 65 or older. The distribution of persons per unit shows that there are very few large households in the city.

PERSONS IN UNIT	OCCUPIED UNITS	PERCENT
SMALL HOUSEHOLDS		
1	87	15.3 54.1%
2	220	38.8
AVERAGE		
3	105	18.5 35.4%
4	96	16.9
LARGE		
5	39	6.9
6	11	1.9 10.5%
7 OR MORE	9	1.6

OWNER AND RENTER TENURE BY RACE:

OWNERS

WHITE: 443 (93%)

MINORITY: 33 (7%)

RENTERS

WHITE: 78 (86%)

MINORITY: 13 (14%)

While 85% of all white householders are owners only 72% of the minority householders are owners.

HOUSEHOLDER 65+

Of the 90 households headed by persons 65 or older, 83 (92%) are owners and 7 (8%) are renters.

A summary of all households in Del Rey Oaks shows the following characteristics:

1. OCCUPIED UNITS (HOUSEHOLDS) : 567 (98.3% of all units)
2. FAMILY HOUSEHOLDS : 451 (79.5% of all households)
3. MARRIED COUPLE FAMILIES : 387 (85.8% of all families)
4. 1-PERSON HOUSEHOLDS : 87 (15.3% of all households)
5. SENIOR CITIZEN HOUSEHOLDS : 90 (15.9% of all households)
6. FAMILIES WITH CHILDREN(0-17) : 190 (42 % of all families)
7. MARRIED COUPLE FAMILIES
WITH CHILDREN (0-17) : 156 (34.6% of all families)
8. FEMALE-HEADED FAMILIES
(NO-HUSBAND PRESENT) : 53 (11.8% of all families)
9. FEMALE-HEADED FAMILIES
WITH CHILDREN (0-17) : 31 (6.9% of all families)

Senior citizen households and female-headed families with children make up 21% of all households and have the lowest household income levels. These two groups would tend to benefit most by the provision of city-sponsored housing rehabilitation services.

I. HOUSING AFFORDABILITY

When a householder has reported a 1979 annual income level that is less than 80% of the median household income for the county, they have been classified as a lower income household. The definition of affordable housing is a unit with monthly costs (rent, mortgage, utilities) not exceeding 30 percent of the householders gross monthly income. By this definition the Association of Monterey Bay Area Governments (AMBAG) has determined that 135 households are lower income and that most, especially renter households, are paying more than they can afford for shelter.

ESTIMATE OF PAYMENT LEVELS EXCEEDING 30%

OF GROSS INCOME BY HOUSEHOLD TENURE

HOUSEHOLD TYPE	PERCENT PAYING 30%+
1. Owners with incomes less than \$10,000	50%
2. Owners with incomes between \$10,000 to \$20,000	27%
3. Owners with incomes of \$20,000 +	10%
4. Renters with incomes of less than \$10,000	99%
5. Renters with incomes of \$10,000 to \$20,000	75%
6. Renters with incomes of \$20,000 or more	10%

The ability to pay for adequate housing is determined by the level of

household income reported in the census. Four income levels are used to make this determination for 1979:

1. VERY LOW INCOME	=	0 to \$ 8,831	0% TO 50% OF MEDIAN
2. OTHER LOW INCOME	=	\$ 8,832 to \$14,129	50% TO 80% OF MEDIAN
3. MODERATE INCOME	=	\$14,130 to \$21,193	80% TO 120% OF MEDIAN
4. ABOVE MODERATE	=	\$21,194 +	120%

MAXIMUM (30%)

1979 INCOME LEVEL	# OF HOUSEHOLD	AFFORDABLE COSTS
-------------------	----------------	------------------

1. VERY LOW	62	\$ 0 to \$ 221
2. OTHER LOW	73	\$ 221 to \$ 353
3. MODERATE	137	\$ 354 to \$ 530
4. ABOVE MODERATE	295	\$ 531 +

Renter households in the lower income categories (1 and 2) would qualify for Section 8 Rental Assistance payments provided by the Monterey County Housing Authority if they are presently paying more than 30% of their gross monthly income for rent. From the available information it appears that 35 to 40 lower-income renters could qualify for rental assistance. At present no householders are receiving assistance under the Section 8 program.

J. SPECIAL NEEDS

As a result of the analysis made in this element of population and household characteristics, certain population groups have been identified as having or

likely to have special needs relatd to their housing. This section of the housing element provides a summary listing of those special housing needs.

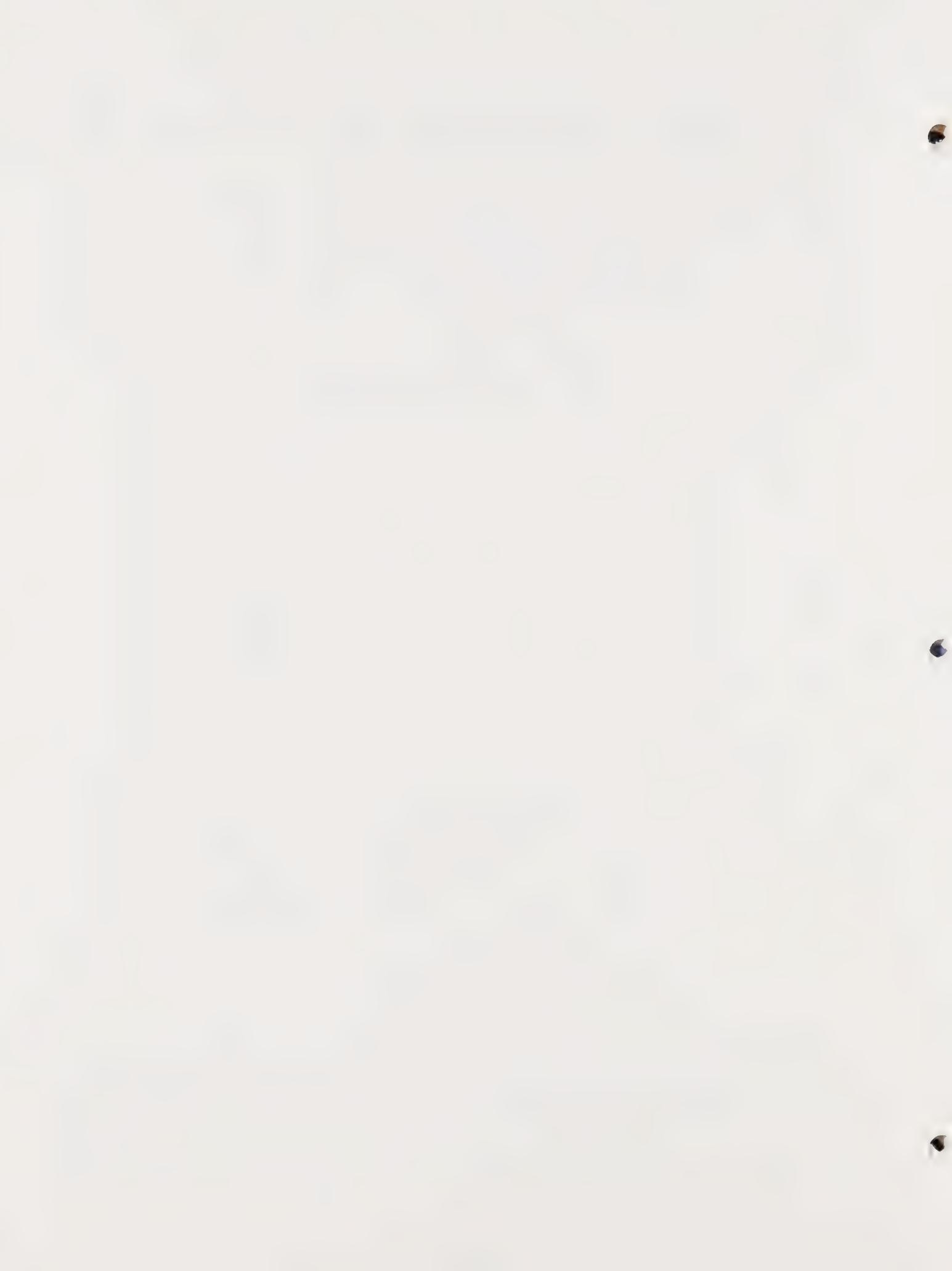
Actual and potential special needs have been identified for the following population groups. The special needs related to physical condition of the housing stock is described in PART 3 of this element. Low income status is common to all special needs.

o LOWER INCOME HOUSEHOLDS:	135
o VERY-LOW INCOME HOUSEHOLDS:	62
o HOUSEHOLDS WITH LESS THAN \$10,000 ANNUAL INCOME:	63
o POVERTY LEVEL HOUSEHOLDS:	21
o SENIOR CITIZENS:	156
o SENIOR CITIZENS LIVING ALONE:	26
o MINORITY POPULATION:	234
o HANDICAPPED PERSONS:	61
o UNEMPLOYED PERSONS:	19
o FEMALE-HEADED FAMILIES WITH CHILDREN, 0-17	34
o WORKING MOTHERS WITH CHILDREN UNDER 6	48
o LARGE HOUSEHOLDS (6+ PERSONS)	20

There have been no families or persons needing emergency shelter identified in Del Rey Oaks. In addition, there were no farmworkers identified in the 1980 Census.

PART 3: HOUSING NEEDS ANALYSIS: HOUSING

- A. AGE, SIZE, UTILIZATION
- B. CURRENT CONSTRUCTION ACTIVITY
- C. HOUSING BY TYPE & TENURE
- D. OVERCROWDING & VACANCY
- E. CONDITION, CONSERVATION & DEMOLITION



PART 3: HOUSING NEEDS ANALYSIS: HOUSING

A. AGE, SIZE & UTILIZATION OF STOCK

As of April 1, 1980 the City of Del Rey Oaks contained 577 housing units considered suitable for year-round occupancy and none classified as suitable for only seasonal or migratory occupancy, (cabins, etc.). From April 1, 1970 to April 1, 1980 the stock of year-round units has increased by 28, an average annual construction rate of less than 3 units per year. As of January 1, 1985 the State of California has estimated a total unit count of 577, no change from 1980. City building records show the addition of one residential unit between December of 1982 and May of 1985 but this unit was provided in connection with a commercial storage project and is therefore not available to the general public. As is the case with other Monterey Peninsula cities, residential remodeling and additions valued at more than \$5,000 continue to proceed by private investment. An average of six units per year over the last three years have been privately improved.

The age of the housing stock is of policy concern to the city. Homes 30 years old or older tend to show signs of their age in the form of sagging roofs, deteriorated plumbing, inadequate heating and ventilation systems and termite infestations. In Del Rey Oaks some 477 units are over 30 years old - 83% of total stock! - and 118 units (20% of stock) are over 40 years old. By contrast, only 46% of total county stock is over 30 years old.

B. CURRENT CONSTRUCTION ACTIVITY

According to state and local records, the total housing stock has not changed from April 1, 1980 to May 1985. While no permits have been issued for new residential construction, 18 building permits have been issued for residential construction, during the last three years. Two new commercial projects have been developed (professional offices and storage facility). A 36 unit condominium project, "Meadow Oaks" has been approved but not yet constructed and an approved 150 unit condominium project, "The Oaks", is now in the development review process.

On July 26, 1983 the City adopted ordinance #161, permitting the development of auxiliary housing units of 450 sq. ft. on lots of 8,000 sq. ft. or larger. To date one permit has been issued for this type of housing. Depending upon conditions of approval and the availability of private financing, the years ahead could see a mini building boom in Del Rey Oaks. The asking price or rental rates for these new units has not been determined.

C. HOUSING BY TYPE & TENURE

The housing stock in Del Rey Oaks falls into a fairly narrow range of availability by both unit type and by owner/renter tenure. 556 (96%) are described as single family and the remaining 21 units as multi-family in structures containing 2 or more individual living units. No mobile or manufactured housing is available at this time. If constructed, the proposed condominium units will be classified as single-family units with attached walls.

Due to the very limited supply of apartment-type structures, the proportion of renters to owners in Del Rey Oaks is much lower than it is for surrounding cities.

CITY	OWNERS	RENTERS	% RENTERS
Carmel	1,363	1,197	46.8%
Del Rey Oaks	476	91	16 %
Marina	2,384	2,245	48.5%
Monterey	4,100	7,108	63.4%
Pacific Grove	3,554	3,642	50.6%
Sand City	30	54	64.3%
Seaside	4,078	3,286	44.6%
	15,985	17,623	52.4%

D. OVERCROWDING & VACANCY

The vacancy rate can be used as both an indicator of unused housing stock and as a measure of consumer opportunity for mobility and choice in living accommodations. The gross vacancy rate is a measure of all vacant year-round units compared to the stock of all year-round units. The effective vacancy rate counts only the availability of units on the market for sale and/or for rent. An effective minimum vacancy rate of five percent has long been considered the point of trade-off between consumers being able to choose between alternatives and providers being assured of continued sales and about 97% occupancy of apartments. AMBAG has applied a five percent vacancy rate allowance to the forecast of new household formations in recognition of the

need to provide an adequate number of units for consumer choice and employment mobility.

The Monterey Peninsula housing market area does not provide a five-percent vacancy rate (2% available for sale and 3% available for rent). Rates closer to 3% are more common with 1% for sale, 1% for rent and 1% held off the market for occasional use. The percentage of units held for occasional use tends to be much higher for condominium projects.

The vacancy rate picture captured by the census on April 1, 1980 showed a for-sale rate of 1.26% and a rental vacancy rate of 2.2%. In addition to the eight units available for sale/rent, 2 vacant units were listed as vacant but not available.

Some overcrowded households are found in Del Rey Oaks but it is not a serious problem at this time. A housing unit is counted as overcrowded when it is occupied by more than one person per room after bathroom and kitchens are excluded. Most overcrowding is associated with low income so it can be used as an indicator for the need to provide housing rehabilitation services.

OVERCROWDED HOUSEHOLDS

CITY	OVERCROWDED	TOTAL	PERCENT
	HOUSEHOLDS	HOUSEHOLDS	OVERCROWDED
Carmel	26	2,560	1.02%
Del Rey Oaks	14	567	2.47%
Marina	393	4,629	8.49%
Monterey	320	11,208	2.86%
Pacific Grove	149	7,196	2.07%
Sand City	3	84	3.57%
Seaside	712	7,364	9.67%
	1,617	33,608	4.81%
Monterey County			
Total (Excluding Fort Ord)	9,425	92,128	10.23%

To reach the desired effective vacancy rate of 2% available for sale and 3% available for rent, the stock of units listed for sale would need to be increased from 6 to 10 units and available rentals form 2 to 3 units. This need for five additional vacancies could easily be achieved if the 36 unit Meadow Oaks projects were built and if a portion of the 36 units were made available as rentals.

On January 22, 1985 a random sample of 100 rental listings was taken from the Monterey Peninsula Herald. Of the one-hundred units listed for rent, only one two-bedroom unit was located in Del Rey Oaks. The asking price was \$525 per month. Using the 30% affordability criterion, this unit was affordable

to householders earning \$21,000 per year or more.

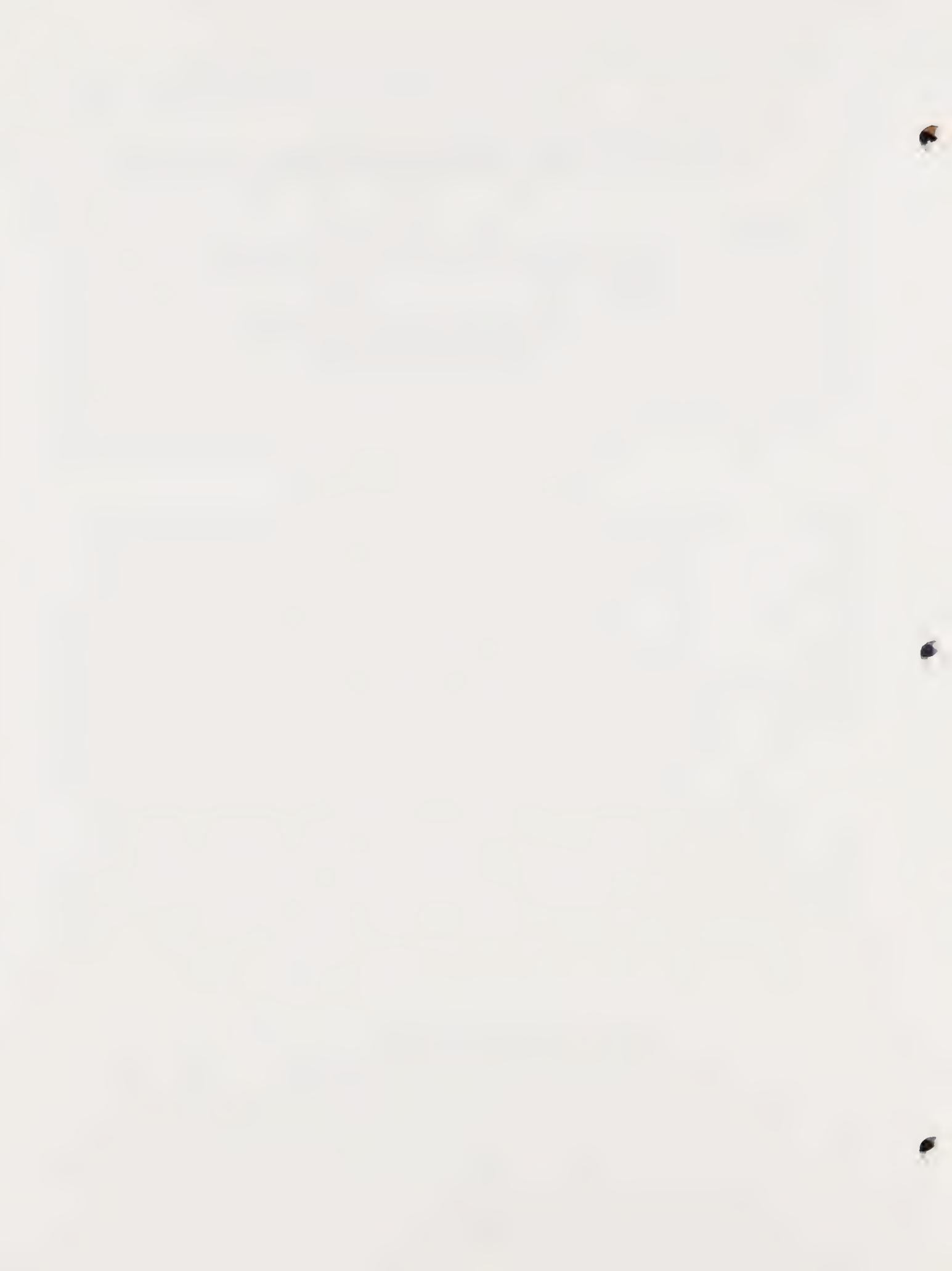
E. CONDITION, CONSERVATION & DEMOLITION

Visually the stock of homes in Del Rey Oaks appears to be in fairly good condition. However, it should be noted that the census does not provide detailed information on the internal condition of housing (plumbing, heating, etc.). A clear indication of the potential need for renovation and improvement is that 98% of the stock is over 25 years old and over 80% is more than 35 years old.

A detailed survey of all 577 units has been completed by the City in connection with the Community Development Block Grant Program. This survey found that over 400 units, (69% of stock) did not meet federal (HUD) standards for suitable housing quality and can therefore be considered suitable for rehabilitation. While moderate to extensive delapidation was found, no units were found to be in such an advanced state of decay that they would need demolition. The census reports no boarded-up units.

PART 4: HOUSING NEEDS ANALYSIS:
CONSTRAINTS & OPPORTUNITIES FOR HOUSING

- A. SUITABLE SITES, PUBLIC FACILITIES & ENERGY CONSERVATION
- B. REGIONAL FAIR SHARE ALLOCATION, 1985-1990
- C. MARKET & GOVERNMENTAL CONSTRAINTS
- D. ENVIRONMENTAL FINDINGS

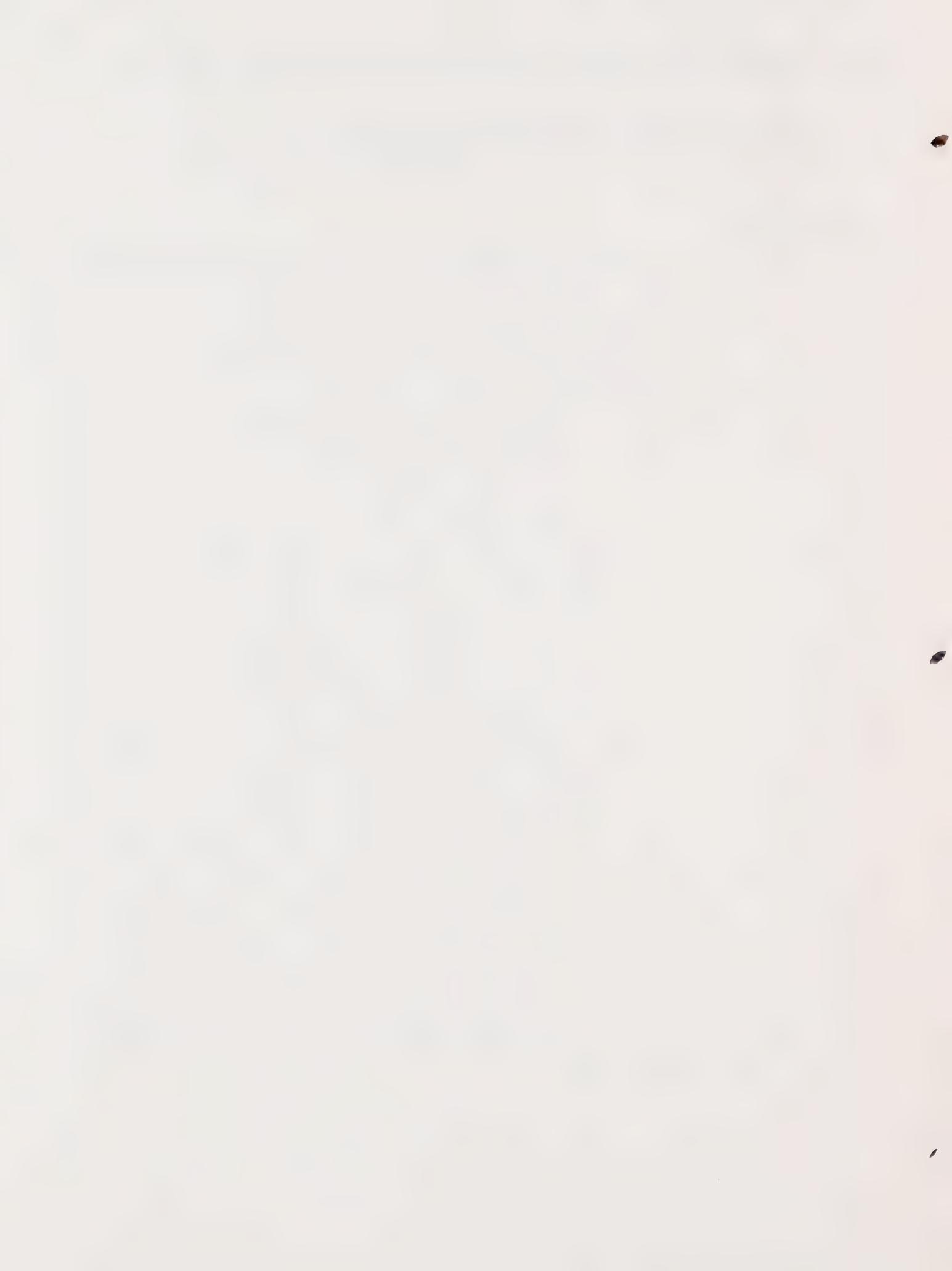


PART 4: HOUSING NEEDS ANALYSIS: CONSTRAINTS & OPPORTUNITIES FOR HOUSING

A. SUITABLE SITES, PUBLIC FACILITIES & ENERGY CONSERVATION

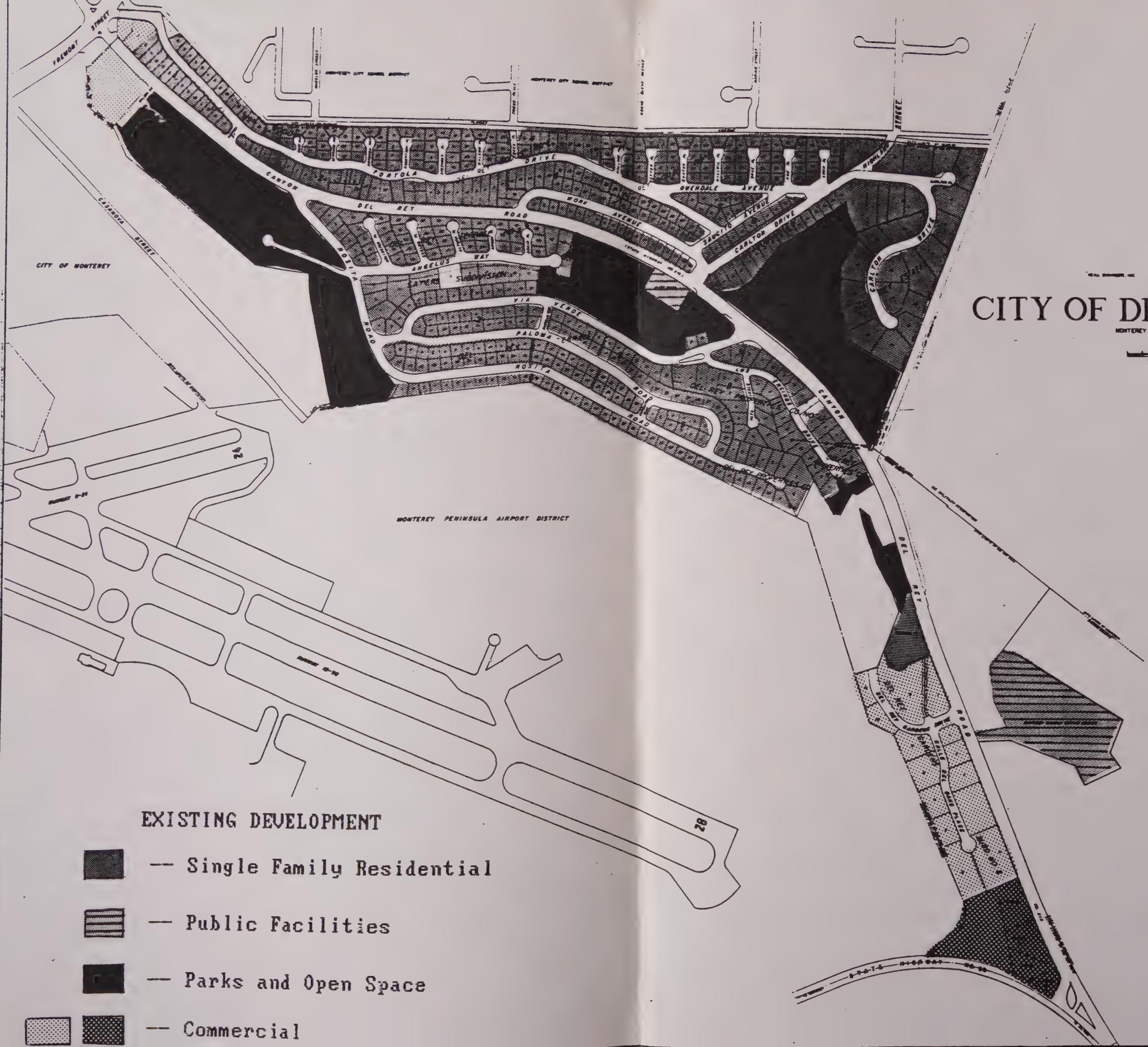
Site Availability

At the present time, there exists 29.67 acres of vacant land in Del Rey Oaks which has been zoned for residential development. The bulk of the vacant property is contained in two parcels 10.67 and 18 acres (see map). The smaller of these two sites is zoned "D" for planned development. This zoning allows multi-family development of 5-18 units per acre and requires a conditional use permit for any development. Under current zoning, the site could accommodate a maximum of 192 units. An environmental impact report for the project was prepared and accepted by the city council on June 11, 1985. The EIR reported that the project would have a number of significant impacts. The site is very near to and possibly cut by the Chupines fault. As a result, residents of the project would be subjected to the hazards associated with seismic shaking. Development of the project will significantly increase the impermeable surface area of the site. This will increase runoff and erosion and result in siltation of the Frog Pond in the neighboring regional park. The residents of the project will increase the city's demand for urban services. While the city's remaining water allocation could serve the project, the decrease in available water would limit future development or redevelopment within the city. Development of the project would require the addition of a full-time police officer, vehicle and additional communications and warrant services to maintain current levels of police protection. The EIR estimated that 70-80 school age children could be expected to live in the project.



CITY OF DEL REY OAKS

MONTEREY COUNTY, CALIFORNIA



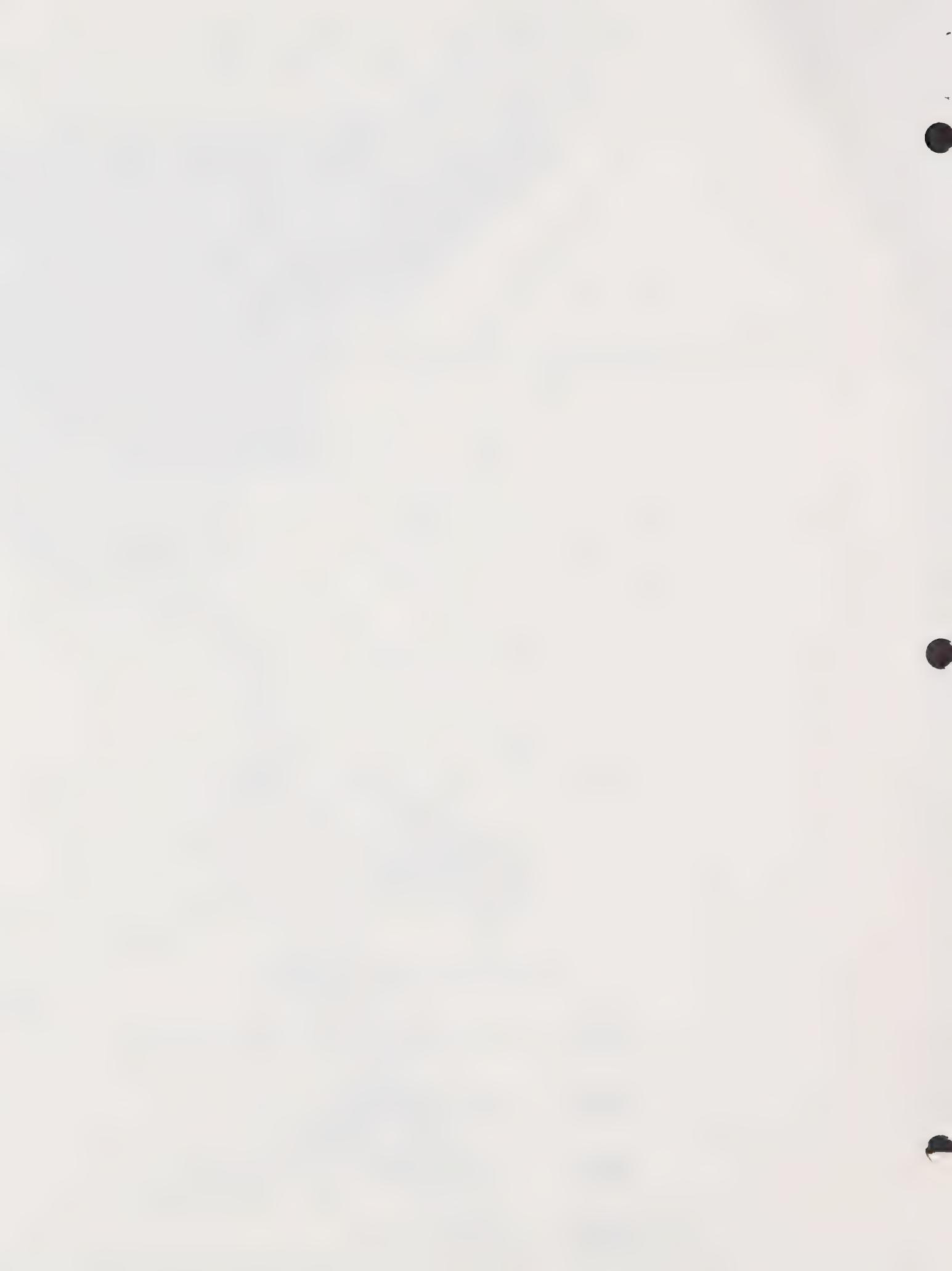
EXISTING DEVELOPMENT

— Single Family Residential

— Public Facilities

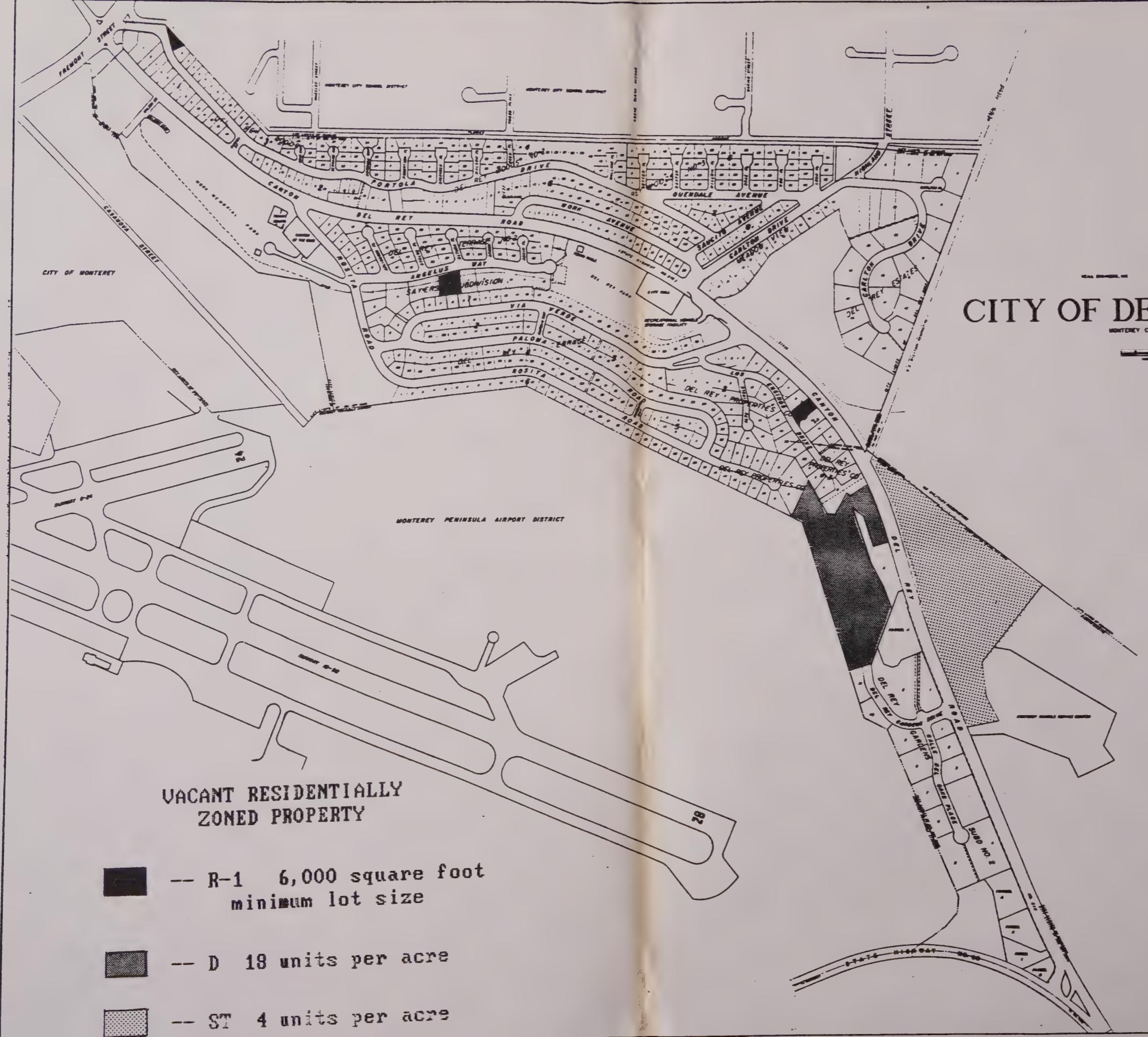
— Parks and Open Space

— Commercial



CITY OF DEL REY OAKS

MONTGOMERY COUNTY, CALIFORNIA



VACANT RESIDENTIALLY ZONED PROPERTY

-- R-1 6,000 square foot
minimum lot size

-- D 18 units per acre

-- ST 4 units per acre



Two of the three schools these children would attend are near or at their maximum capacity. The EIR also estimated that 1,350 trip ends would occur at the project each day. Although these trips would not reduce the level of service on any of the surrounding roads, they would have significant cumulative impact when combined with traffic impacts from the proposed projects in Monterey, Seaside, Sand City and Monterey County. The traffic study in the EIR estimated that these cumulative impacts would require the signalization of the intersection of State Highways 68 and 218 and the creation of turn lanes to serve the project on Highway 218. Because of its close proximity to the Monterey Peninsula Airport, safety and noise are a concern. The project does not lie in the "clear" or "safety" zones of existing and proposed airport facilities. However, it has been estimated that the project residents will be subjected to outside noise levels of 65 CNEL. The project will result in the removal of a number of mature trees and changing the site from open space to an urban landscape. This will have visual impacts on the surrounding area.

The environmental impact report suggested mitigation measures which would reduce these significant impacts to an acceptable level. It also examined the impact of two reduced density alternatives. One would remove 12 units and result in a project of 180 units. This project alternative would have decreased the site grading and tree removal required and so decreased the impacts from changes in the visual character of the site and increases in erosion. The second reduced density alternative considered the impacts of a project of 108 units. It was found that this reduced project resulted in large reductions in the impacts from the project. Fewer people would be exposed to potential seismic shaking hazards. The 108 unit project would use approximately 16.8 AFY less of water. The need for expanded police service would be reduced, thereby reducing the potential

capacity problems at public schools these children would attend. Trip generation from the project would be reduced by approximately 588 daily vehicular trips. The number of people exposed to safety and noise impacts from the Monterey Peninsula Airport would be reduced.

On November 20, 1985 the Del Rey Oaks Planning Commission recommended approval of the project with 111 units to the City Council. On December 19, 1985 the City Council approved the project and granted a tentative map and conditional use permit for the development. In addition, the City Council granted the developer a density bonus of 39 units provided that these units be maintained as rental units for low income households.

The second large vacant parcel (18 acres) is located across State Highway 218 from the smaller 10.67 acre site. It is zoned "ST" for special treatment. This zoning designation allows agricultural or residential uses with flexibility concerning height limitations and setback requirements. A maximum of 4 units per acre are allowed under the "ST" zoning resulting in a maximum of 72 units which would be allowed on this site. Several environmental constraints limit this site's potential for development. The Chupines fault either crosses the site or runs very close to it. Also, approximately one quarter of the site lies within the 100 year flood plain of Arroyo Del Rey. Lifting the building sites on the property to higher ground to bring them out of the flood plain will increase the visual impact of development on the surrounding area. In addition, the development would generate 405 trips per day which would increase the number of trips generated in Del Rey Oaks by 5.5 percent. Due to its proximity to Monterey Peninsula Airport, residents of the proposed project would be subjected to noise exceeding the 65 decibal rating on a weighted day-night

average. An EIR was prepared for this project which detailed these environmental impacts and suggested possible mitigation measures. No mitigation measures were suggested for the seismic hazard of flooding impacts besides a reduction of project size. Based on the information reported in the EIR the Planning Commission recommended to the City Council a reduced project size of 36 units. On June 23, 1981 the City Council approved the tentative map for the 36 unit condominium project. The tentative map will expire on July 1, 1986.

The remaining 1 acre of vacant land occurs as three small parcels on widely separated sites throughout town. Each is under the city's R-1 zoning which allows single family homes with a minimum of lot size of 6,000 square feet. As a result, a maximum of 3 single family homes can be developed on these sites.

In addition to these properties, the city owns 15 parcels which total 2.1 acres. These sites are all steeply sloped and cut by Arroyo Del Rey. As a result of these environmental constraints the city has judged that the sites are unbuildable and is withholding them from development of any kind.

As indicated in the following table the existing vacant land under the current zoning policies would allow a maximum of 267 dwelling units. However, current proposals for those properties limit development to 186 condominium and single family units.

Area in		Maximum	Allowable	
Acres	Zoning	Density	Units	Approved
13.5	D	18 du/acre	192	150
18.0	ST	4 du/acre	72	36
.12	R-1	7.3 du/acre	1	-
.31	R-1	7.3 du/acre	1	-
.53	R-1	7.3 du/acre	1	-
32.5			267	186

Redevelopment

The City of Del Rey Oaks contains only four sites which are not currently developed or zoned for residential uses, parks or dedicated open space. Three are currently zoned "C-1" and are located at the intersection of major arterials serving the entire Monterey Peninsula. Although residential development is allowed with a conditional use permit at densities up to 18 units per acre each of these sites is currently fully occupied by commercial uses. Given the favorable location of these properties for commercial uses it is very unlikely that any of them will ever be used for anything other than commercial development. The fourth site is occupied by the Monterey Schools Service Center and the Monterey - Salinas Transit Yard. It does not appear that this site will be available for redevelopment during the lifetime of this housing element. As a result, no sites suitable for redevelopment exist in the city at this time. However, because of the age of the existing housing stock in Del Rey Oaks it appears that redevelopment could be encouraged by changes in the city's land use and zoning policies. Areas which could be successfully redeveloped should be identified and designated as such in the update of the General Plan to occur in 1986.

Public Facilities

The citizens of Del Rey Oaks receive a full range of public services. The city provides police protection, some public works services and land use regulation. Contracts are in place providing for fire protection, ambulance service and solid waste disposal. California-American Water Company provides water and the Seaside County Sanitation District along with Monterey Regional Water Pollution Control Agency provide for wastewater collection and treatment. The city is currently allocated 245 acre-feet/year of water by the Monterey Peninsula Water Management Agency. In 1984, 181 acre/feet or 73% of the total

allocation was used. Although the remaining allocated water is sufficient to serve the needs of anticipated developments, strict conservation may be required during periods of drought such as 1976-77. At present, all public facilities are adequate to meet the needs of current development and the build-out development of all remaining vacant land in the city.

Energy Conservation

It is good public policy as well as sound economic practice to conserve the use of energy and reduce waste. It has been the practice of Del Rey Oaks to permit and encourage the use of both passive and active solar energy systems. The city requires that energy costs and conservation techniques be considered in all new residential construction. Energy conservation measures have been incorporated into the housing rehabilitation program funded under the Community Development Block Grant Program. In addition, new construction on the remaining sites within the city will be zero lot line units with shared common walls. This type

of construction has proven to be very efficient in the use of energy for space heating. Other energy conservation techniques which must be considered during development include passive solar heating for hot water, solar orientation of buildings, walls and ceiling insulation and the use of energy efficient appliances.

B. REGIONAL FAIR SHARE ALLOCATION, 1985-1990

In March, 1984, the Association of Monterey Bay Area Governments (AMBAG) approved a Regional Housing Needs Report: 1980-1990. This report was prepared in accordance with the provisions of California Government Code Section 65584 which states, in part, that "a locality's share of the regional housing needs of persons at all income levels within the area significantly affected by a jurisdiction's general plan. The distribution of regional housing needs shall, based upon available data, take into consideration market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, and the housing needs of farmworkers. The distribution shall seek to avoid further impaction of localities with relatively high proportions of lower income households".

In making the regional housing allocation, AMBAG considered the current regional distribution of lower-income households. Lower-income households are those that have less than 80% of the County's median income. Of the total 167,527 households within the region, 69,225 were lower-income, representing 41.3% of all households. Using this distribution as a criteria for avoiding further impaction, the percent of lower-income households allocated to each locality for 1990 by AMBAG is 41.3%.

The following tables present the last five years of the Population and Housing Projection included earlier in this report, a breakdown of the yearly changes needed to meet the Fair Share Housing Allocation by 1990 and a summary of changes which must occur in each household income category.

POPULATION AND HOUSING PROJECTION

	1985	1986	1987	1988	1989	1990
1. Total Population	1,650	1,700	1,750	1,800	1,850	1,900
2. Group Quarters Population	5	5	5	5	5	5
3. Household Population	1,645	1,695	1,745	1,795	1,845	1,895
4. Average Household Size	2.69	2.68	2.67	2.66	2.65	2.65
5. Households	612	632	654	675	696	715
6. Vacant Housing Units	11	11	11	12	12	12
7. Replacement Housing Units	0	1	0	0	1	0
8. Total Housing Units	623	644	665	687	709	727

FAIR SHARE ALLOCATION OF LOWER INCOME HOUSEHOLDS

BY HOUSEHOLD INCOME LEVEL: 1980 TO 1990

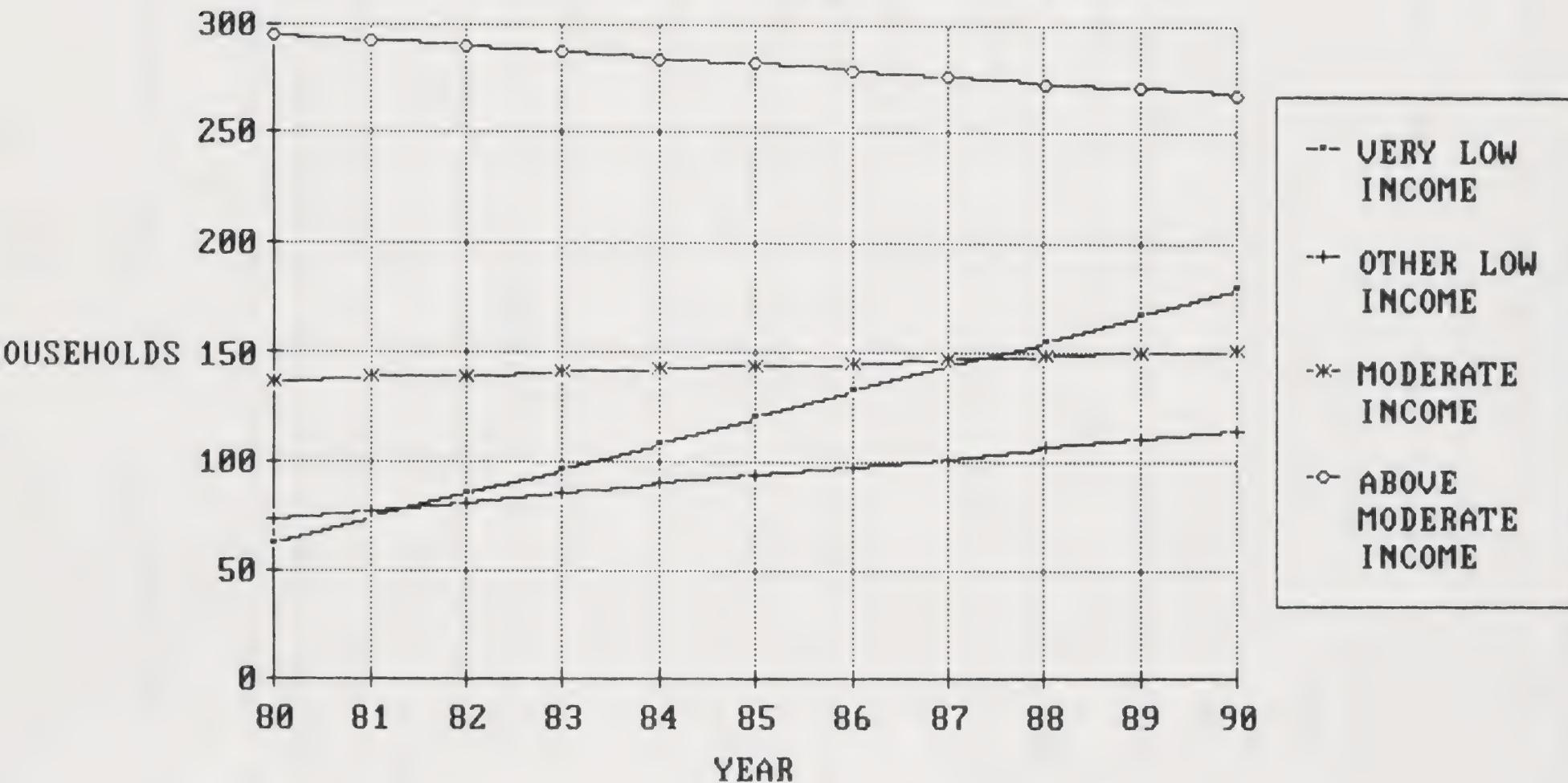
	1980	81	82	83	84	85	86	87	88	89	1990
Very Low Income	62	74	86	97	109	121	133	145	156	168	180
Other Low Income	73	77	81	86	90	94	98	102	107	111	115
Moderate Income	137	139	140	142	143	145	146	148	149	151	152
Above Moderate	295	292	290	287	284	282	279	276	273	271	268
Total Households	567	582	597	611	626	641	656	671	685	700	715

SUMMARY OF CHANGE: 1980 - 1990

HOUSEHOLD INCOME LEVEL	1980		1990		CHANGE	
	#	%	#	%	#	%
VERY LOW	62	10.9	180	25.2	118	190
OTHER LOW	73	12.9	115	16.1	42	57
MODERATE	137	24.2	151	21.1	14	10
ABOVE MODERATE	295	52.0	268	37.4	-27	-9
TOTAL HOUSEHOLDS	567	100.0	715	100.0	148	26

DEL REY OAKS

Fair Share Housing Allocation



C. CONSTRAINTS ON HOUSING

Governmental Constraints

Government policies and regulations can limit the development of housing either directly or indirectly in a number of different ways. Direct impacts include limitations on the land available for development or the density at which development can take place. Indirect impacts include fees, on and off site improvements and requirements of the local review process which increase cost and reduce the profitability of residential development.

The major constraints on residential development in Del Rey Oaks is the lack of available land for new development. As described above, only two sites remain which could be developed with significant additions to the housing stock. At this point, both of those have been committed to development with single family condominiums by tentative map approval by the City Planning Commission.

Land use controls from the city's General Plan and Zoning Ordinances form the limiting factor on the redevelopment of existing sites for residential uses. In general, redevelopment is most successful in cases where the value of existing development is decreasing and higher densities are allowed. Although the first condition exists in Del Rey Oaks, the second does not. While the aging condition of the housing stock would encourage some redevelopment, the current zoning will only allow replacement by new single family units on a site-by-site basis. As a result, any redevelopment which took place would not increase the availability of low or moderate income housing. To counteract this pattern and encourage the development of low and moderate income housing, the city should identify areas most likely to undergo redevelopment and establish policies which will encourage it. These policies could include rezoning at higher densities or

a density bonus program for low or moderate income development.

Although development and permitting fees do add to the cost of new residential development, the fees currently charged by Del Rey Oaks are in line with or slightly lower than neighboring cities fees. The fees charged by the city are included in the following table.

FEE SCHEDULE

Service	Planning Fee	Flood Control Fee	Surveying Fee	Total Fee
Variance	\$125.00			
Use Permit (Conditional use in any district or auxiliary housing unit)	\$125.00			
Use Permit (Signs, home occupations, fences, animals, etc., in Section	\$ 25.00			

Service	Planning Fee	Flood Control Fee	Surveying Fee	Total Fee
Zoning Permit	\$ 75.00			
Reclassification	\$400.00			
All Appeals	\$ 50.00			
Minor Subdivision	\$400.00	\$ 50.00	\$550.00	\$1,000.00
Standard Subdivision Preliminary	\$200.00	\$ 45.00	\$100.00	\$ 345.00
Map				
Standard Subdivision Tentative	\$500.00		\$500.00	\$1,060.00
Map	+ 10.00		+ 40.00	+ 50.00
Specific Plan	per lot	\$ 60.00	per lot	per lot
General Plan	**			
Amendment	\$1,000.00			
	+ 25.00			
	per hour			
	in excess of			
	40 hours			
Final Map			\$375.00	
Processing			+\$30.00	
			per lot	
Parcel Map	\$ 5.00		\$375.00	\$ 380
			+\$30.00	+\$30.00
			per lot	per lot

**(Consultant fee, plus 30% of consultant fees to cover normal staff costs, plus 15% of consultant fee as a contingency fund to cover unanticipated costs, plus

duplicating. These fees shall be considered advances and should the actual cost be less than the fee advanced, the excess shall be returned to the applicant; should the actual cost be more than the fee advanced, the difference shall be paid by the applicant.)

An additional constraint on the development of housing is the time spent in the public review process. Since Del Rey Oaks is a small, nearly build out city, the workload on city staff is sufficiently low that the city has been able to respond to all applications in a timely manner.

Two other additional constraints on residential development are the requirements of local building codes, and on and off site improvements. At the present time, public facilities in Del Rey Oaks are adequate to meet the needs of existing and projected growth in the community. Although building codes can increase the cost of the development, they provide a key mechanism allowing the city to protect the health, safety and welfare of its citizens. This is especially true in a city like Del Rey Oaks with significant areas threatened by flood and seismic activity.

The presence of Monterey Peninsula Airport also imposes a constraint on the development of housing in Del Rey Oaks. The high noise levels associated with the airport require that new buildings include sound buffering construction. Finally, all new development is required to obtain approval from the Airport Land Use Commission which increases builder overhead costs.

Non-Governmental Constraints

A variety of factors can act as non-governmental constraints on the creation of

housing. Although the cost of land, labor and materials have been rising at or above the rate of inflation in the recent past the most important constraint is the cost of financing. The high cost of financing has limited not only the developer's ability to build but also the consumer's ability to buy. Below is an estimate of the cost breakdown for a new three bedroom house in Del Rey Oaks.

Land (6,000 square feet)	\$ 45,000
Permit Fees	\$ 750
Construction	\$ 60,000
Water Connection Charge	\$ 2,000
Sewer Connection Charge	\$ 1,500

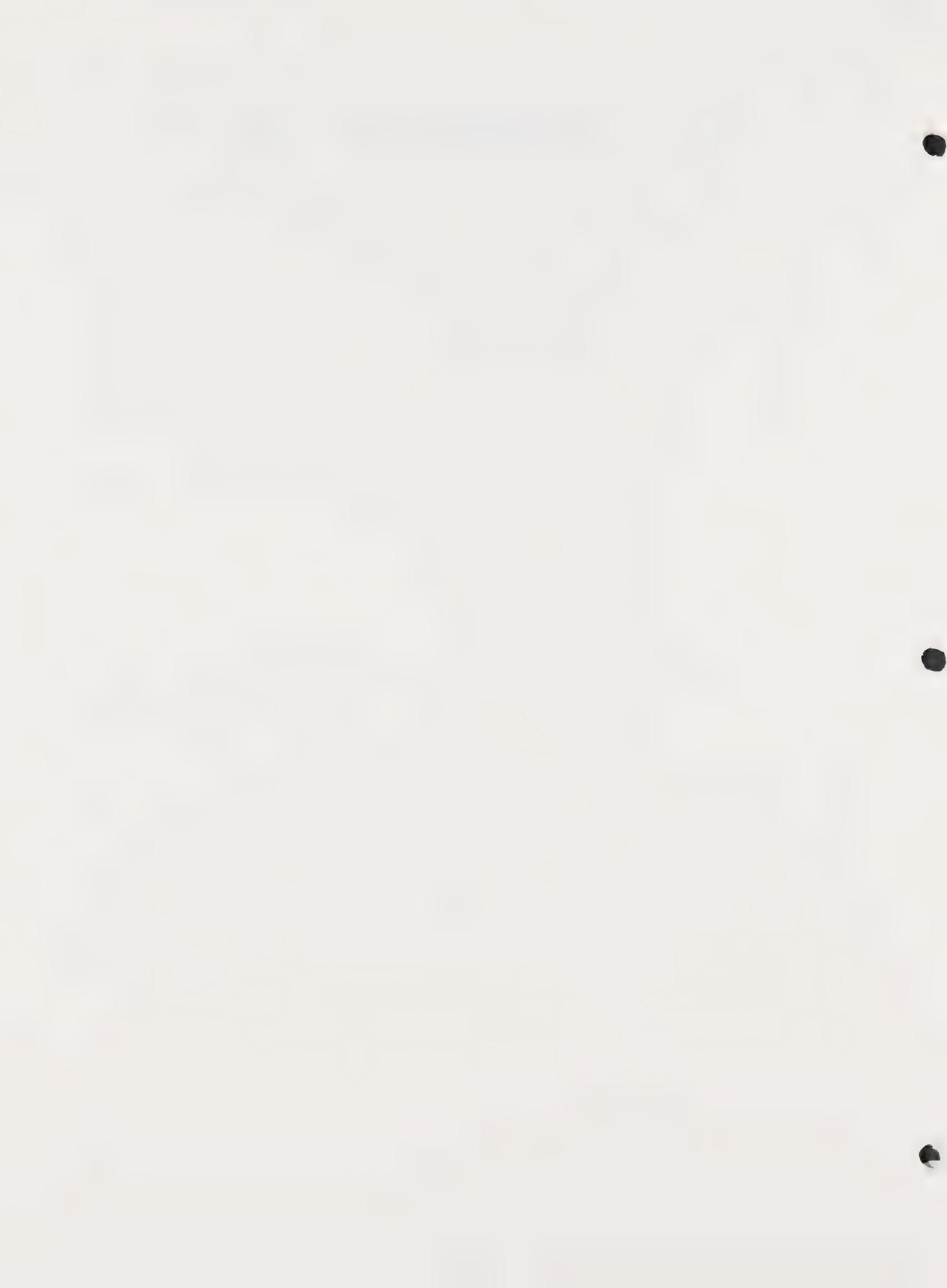
	\$107,000

The cost of multiple-family units on the Monterey Peninsula has been estimated at \$65,000 - \$80,000 per unit.

Based on the current asking price for a single family home of about \$125,000, the monthly mortgage payment would be approximately \$1,250. On that basis, a household income of at least \$49,000 would be required to buy a home. Only 5 percent of Del Rey Oaks households were within that range at the time of the 1980 Census.

PART 5: FIVE-YEAR COMPREHENSIVE HOUSING STRATEGY

- A. GOALS, POLICIES & PROGRAMS
- B. QUANTIFIED OBJECTIVES
- C. REVIEW & EVALUATION



PART 5: FIVE-YEAR COMPREHENSIVE HOUSING STRATEGY

Summary of Action on 1982 - 1985 Housing Element

Between 1982 and 1985 the City of Del Rey Oaks instituted a number of changes designed to implement policies set forth in the City's Housing Element. These measures have been designed to increase the availability of housing to meet the needs of all the citizens of Del Rey Oaks and to encourage the maintenance and rehabilitation of the existing housing stock.

The City has begun granting developers of new housing density bonuses to help the city meet its Fair Share Housing Allocation. In addition, the City has adopted a second unit ordinance which allows owners of single family homes on more than 8,000 square feet of land to construct and rent second units of no more than 450 square feet. This action will encourage the development of a rental market specifically aimed at the elderly and low income households.

The City has also taken several actions aimed at eliminating constraints on the development of housing which had previously existed. The City has declared that deed restrictions which required that homes be owner occupied are illegal. The City has also amended its Zoning Ordinance to allow mobile, manufactured and modular housing to be placed on permanent foundations in all residentially zoned areas. Other amendments to the Zoning Ordinance created a new "ST" or Special Treatment Zoning Category. This category allowed greater flexibility in site orientation, set back and design requirements. The increased flexibility enabled developers to use greater creativity in designing new housing. As a result, it is now possible for development to take advantage of techniques which decrease housing costs and increase the energy efficiency of the units.

In 1985, the City applied for and received a Community Block Development Grant of \$600,000. This grant will be used to provide extremely low interest loans to low income households to rehabilitate their homes. Provisions of the ordinance administering the grant allow both home owners and renters equal opportunity to apply for the loans. The City also adopted a Minimum Property Maintenance Code. This code sets minimum standards of safety and appearance which must be met by all housing units in the City.

Goals and Objectives

The purpose of this housing element for the City of Del Rey Oaks is to provide decent and safe housing and a suitable living environment for the entire community. The housing goals for the City of Del Rey Oaks are:

1. To promote the development of housing to meet the needs of all segments of the population of Del Rey Oaks.
2. To increase the availability of affordable housing units.
3. To encourage the rehabilitation or redevelopment of aging sections of the community's housing stock.
4. To encourage the use of energy conserving measures in new housing.
5. To discourage discrimination in all segments of the community housing market.
6. To promote cooperation between the City, public and private organizations concerned with housing cost, availability and quality.

In order to meet these goals the City will strive to meet the following quantified objectives, to the maximum extent feasible, by July 1, 1991.

1. Promote the construction of 148 new housing units.
2. Facilitate construction of housing units affordable to lower-income households to insure that 42 percent of the housing stock is affordable to lower-income households.

3. Conserve the 57 existing affordable rental units.
4. Encourage the rehabilitation of 25 substandard units.

Housing Policies and Programs

The following housing policies and programs have been designed to provide specific steps which must be carried out within specified timeframes to implement the preceding housing goals and objectives.

HOUSING DEVELOPMENT

Policy A: Encourage the development of housing to meet the needs of low and moderate income households, and the elderly population.

Program 1: Provide incentives such as density bonuses and fee waivers (where feasible) to encourage development of housing for low and moderate income households.

Timing: 1985 - 1990

Responsible Agency: City Council

Program 2: Provide information to all eligible property owners concerning the City's second unit ordinance.

Timing: 1986

Responsible Agency: City Council

Policy B: Encourage the development of all types of housing units.

Program 3: Allow the placement of mobile homes, modular and manufactured housing on permanent foundations in all residentially zoned areas.

Timing: 1985 - 1990

Responsible Agency: City Council, Planning Commission

Program 4: The City will approve applications for the construction of 148 new housing units.

Timing: 1985 - 1990

Responsible Agency: City Council

HOUSING AFFORDABILITY

Policy C: Increase the availability of rental units in Del Rey Oaks.

Program 5: Protect as far as is possible the currently available rental units.

Timing: 1985 - 1990

Responsible Agency: City Council

Program 6: Encourage developers to set aside 15 - 25 percent of new units as rentals.

Timing: 1985 - 1990

Responsible Agency: City Council

Policy D: The City should identify and solicit Federal and State financial assistance for the construction of rental housing units and for rent subsidies for low and moderate income households.

Program 7: The City should apply for low interest loans, grants, and rent subsidies through the U.S. Department of Housing and Urban Development, the California Housing Finance Agency, Farmers Home Administration, and the State Department of Housing and Community Development on a yearly basis or as often as such funds are available.

Timing: 1985- 1990

Responsible Agency: City Council

REHABILITATION AND REDEVELOPMENT

Policy E: Encourage the rehabilitation of existing deteriorating housing units.

Program 8: Use currently available grant to carry out rehabilitation of 25 deteriorating housing units in 1986.

Timing: 1985 - 1990

Responsible Agency: City Council

Program 9: Identify and solicit low-interest loans, subsidies, and grants available from Federal and State agencies to continue and expand the housing rehabilitation program.

Timing: 1985 - 1990

Responsible Agency: City Council

Policy F: Encourage the redevelopment of presently underutilized commercial or residential properties.

Program 10: Amend General Plan Land Use Element to identify areas suitable for redevelopment.

Timing: July 1986 - June 1987

Responsible Agency: City Council, Planning Commission

Program 11: Amend zoning to allow densities of 18-25 units per acre in redeveloped areas subject to environmental suitability.

Timing: July 1986 - June 1987

Responsible Agency: City Council, Planning Commission

Program 12: Allow a density bonus and fee waiver (where feasible) for residential redevelopment which incorporates units for low and moderate income households.

Timing: 1987 - 1990

Responsible Agency: City Council

ENERGY CONSERVATION

Policy G: Regulate the use of land to minimize energy consumption and maximize the efficiency of energy consumed.

Program 13: Consider waiving set back and street orientation requirements (where feasible) to increase solar efficiency of new and redeveloped housing units.

Timing: 1985 - 1990

Responsible Agency: City Council

Program 14: Encourage the use of passive and active solar systems in new and existing residential buildings though the City's development review process.

Timing: 1985 - 1990

Responsible Agency: City Council, Planning Commission

DISCRIMINATION

Policy H: The City should cooperate fully with the County Housing Authority to investigate all alleged cases of housing discrimination in Del Rey Oaks.

Timing: 1985 - 1990

Responsible Agency: City Council

COOPERATION

Policy I: The City will actively seek to participate in and promote housing assistance services provided by such agencies as the Monterey County Housing Authority, the State Department of Housing and Community Development and U.S. Department of Housing and Urban Development.

Program 15: The City will participate in Public and Private programs which promote the development of affordable housing.

Timing: 1985 - 1990

Responsible Agency: City Council

Program 16: Cooperate with utilities which provide energy audits and information on energy conservation measures to residents of Del Rey Oaks.

Timing: 1985 - 1990

Responsible Agency: City Council

C. REVIEW & EVALUATION

As part of the five-year housing strategy Del Rey Oaks will conduct an annual review of progress towards implementation of the housing element program and consistency with planning for community development. City planning staff will prepare the annual report for consideration by the Planning Commission. Elements of the annual report shall include the following:

1. Building activity for residential construction including permits issued for:
 - a. Single family residential units (including manufactured homes).
 - b. Units in multi-family construction (structures with 2 or more units).
 - c. Auxiliary housing units.
 - d. Residential additions valued at more than \$5,000.
 - e. Additions or removals of group quarters accommodations.
 - f. Additions or removals of visitor-serving units such as hotel/motel rooms, time-sharing condominium units and rooms in residential inns.

2. Progress towards objectives for housing assistance including:
 - a. Number of units provided with rehabilitation assistance under the Community Development Block Grant Program.
 - b. Number of households receiving assistance under the Section 8 Rental Assistance Program.
 - c. Number of units set aside as affordable under density bonus or inclusionary incentives.
3. Progress towards intergovernmental cooperation and improvements to the residential living environment:
 - a. Development agreements with the Monterey County Housing Authority or other non-profit housing development corporation.
 - b. Provision of affordable housing opportunities within the neighboring jurisdictions.
 - c. Improvements to public facilities and service within the City.
 - d. Planning and development agreements with the City of Monterey and/or Monterey County that would facilitate the development of affordable housing adjacent to Del Rey Oaks.
4. Recommendation for continuation or change in current housing policy.



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